



4034/3027 The Boulevard Carrara, QLD



Prime Top Floor Living

Situated on the top floor of the super popular Town Centre building in Emerald Lakes you will find unit 4034 boasting sensational views, a thorough refresh with top to bottom paint job, new kitchen appliances, hybrid wood flooring, ceiling fans and new lights throughout.

- * Spacious one bedroom top floor unit
- * Sensational views
- * Huge balcony
- * Bright and airy
- * Tightly held boutique building of only 39 units
- * Brand new oven, gas cooktop and rangehood
- * Brand new flooring
- * New lighting throughout
- * Secure parking right next to lift for added convenience
- * Body corp \$115 per week including insurance
- * Vacant possession

The last couple of one bedroom units sold on the first day of inspections and this one is ...

Inspect:

Saturday, 21st September 2024 10:00 - 10:30

Price: Offers Over \$650,000

Council Rates: \$2,200.00/year (approx)

Water Rates: \$1,000.00/year (approx)

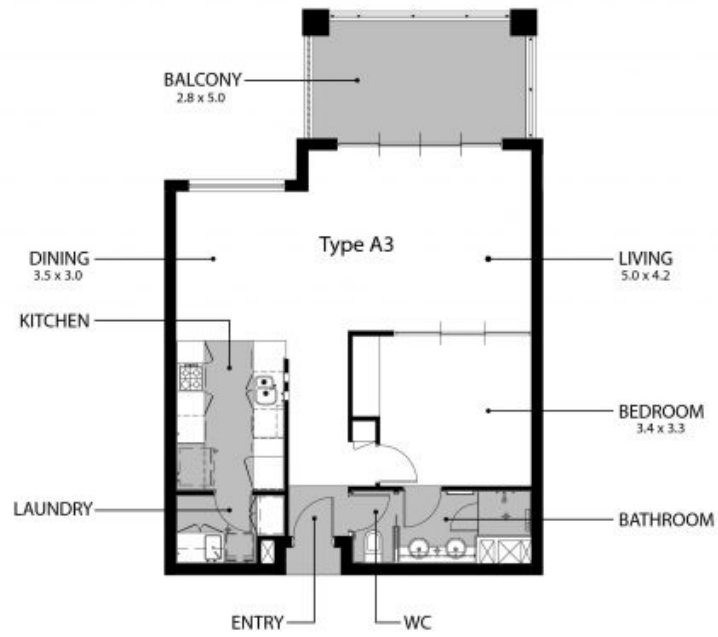
Strata Rates: \$3,428.00/year (approx)



Scott Campbell

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DENOTES TILED AREAS



LOT 4034

AREA SCHEDULE
FLOOR LIVING
BALCONY

71 m²
13 m²

TOTAL AREA

84 m²

TOWN CENTRE APARTMENTS

NOTE:
THIS PLAN SHOWS GROSS FLOOR AREAS ONLY. ALL AREAS AND DIMENSIONS SHOWN ARE APPROXIMATE ONLY AND
SUBJECT TO FINAL SURVEY AND COUNCIL APPROVAL.

